

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 14, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 14, 2011 in the State Office Building.

Members Present: Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Edwin S. Greenberg, Chairman

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Vice-Chairman Millstein called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF April 7, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of April 7, 2011. The motion passed unanimously.

COMMUNICATIONS

Report of Property Acquisitions. Mr. Dillon reported that the Board has been provided with a copy of a memorandum from Richard C. Allen, Rights-of-Way Administrator, dated April 4, 2011, which provides a list of land payment vouchers, not in excess of \$5,000.00, processed during March 2011.

REAL ESTATE - UNFINISHED BUSINESS

Mr. Norman moved and Mr. Valengavich seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 11-065-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject purchase of agricultural development rights at 9:45 a.m. and concluded at 10:02 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session and enter into Open Session. The motion passed unanimously.

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OPEN SESSION

PRB # 11 - 060 **Transaction/Contract Type:** RE / Administrative Settlement
Origin/Client: DOT / DOT
Project Number: 013-157-007
Grantor: National Railroad Passenger Corporation
Property: West Main Street, U. S. Route 1, Branford

Project Purpose: Reconstruction of Amtrak Bridge Rail Bridge over U. S. Route 1
Item Purpose: Compensation for damages due to loss of ground rent income from two outdoor advertising structures caused by DOT acquisition of defined easement for highway purposes, consisting of 12,981 sq. ft.

The Board received information from DOT that the removal of the outdoor advertising structures was not affected by Governor Rell's Executive Order 18, which concerns billboards on state owned property.

REAL ESTATE - NEW BUSINESS

PRB # 11 - 069 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 132-127-12
Grantor: John C. Libby
Property: 30 Kelley Road, South Windsor

Project Purpose: Reconstruction of Kelley Street in South Windsor
Item Purpose: Acquisition of an easement to slope totaling 1,144 SF and compensation for contributory site improvements.

The DOT project# 132-127 concerns the reconstruction and realignment of Kelly Road in South Windsor from the intersection with Avery Street to the Vernon town line. The road will be reconstructed to improve existing conditions by installing suitable sub-base & base material, paving the road to a uniform 26' width, installing curbing and improving the existing drainage. The construction budget is \$3.855 million, and there is \$195,000 allocated for right of way acquisition costs.

PRB #11-069 proposes to compensate the owner at 230 Kelly Road for an easement for the construction of a slope easement affecting 1,144 sq. ft. The subject property's single family residential improvements will not be impacted by the acquisition. Mature trees along the street frontage will be removed for the construction of the slope easement and the reconstruction of the driveway. The project will affect 9 to 10 mature hardwood trees (oaks, maple). The subject property is 1.00± acres of residentially zoned (A20) land, improved with a single family residence. DOT Appraiser Raymond C. Boucher estimated \$6.00/sf for the site value.

ACQUISITION	VALUATION	DAMAGES
Easement to slope	1,144 sf x \$6.00/sf x 25%	\$1,716
Site Improvements	Landscaping: 10 mature oaks and maple trees	\$7,000
Total	\$8,716, say	\$8,800

Staff recommended Board approval of PRB #11-069 because the acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes; and the acquisition value is supported by an estimate of compensation prepared by DOT.

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ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

PRB# 11-073 **Transaction/Contract Type:** Informal Contract

Project Number: BI-RS-265AA **Origin/Client:** DPW / SCSU

Contract: BI-RS-265CA

Consultant: Greg, Wies and Gardner Architects, LLC

Property: Southern Connecticut State University, New Haven

Project Purpose: Renovations and Improvements to Moore Field House

Item Purpose: Informal contract for the architect to provide construction administration services for Phase II of the project.

Mr. Dillon reported that in 2006 DPW contracted with Greg, Weis and Gardner Architects, LLC (“GWG”) for the assessment of space utilization needs and A/E design documents for the renovation and upgrade of toilet, shower and locker room areas of Moore Field House at SCSU inclusive of handrail and guiderail upgrades throughout the facility. The original scope required the architect to separate the project into three bid packages to allow DPW to manage the sequence of project phasing. An Informal Task Letter (TL#3) was executed in the amount of \$127,490 and included all services from schematic design to limited construction administration. The overall contract was based on a construction budget of approximately \$1.23-Million.

Phase 1 was completed in November 2008 and provided for the conversion of the existing weight training area into a new women’s locker room shower area and the conversion of the men’s locker room into a larger weight training area and visiting team locker area.

The current proposal will amend the GWG contract to increase the construction budget to \$2,747,322, and the Architect’s *total fee* increases by \$12,500 from \$152,490 to \$164,990. The increase is allocated to the Construction Administration section of the contract. Mr. Dillon has requested from DPW a current B-100 detailing the project costs and a verification of funding for the consultant’s contract.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILES #11-060 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-060. The motion passed unanimously.

PRB FILE #11-065-A - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-065-A. The motion passed unanimously.

PRB FILE #11-069 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-069. The motion passed unanimously.

PRB FILE #11-073 - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #11-073, pending but not limited to receipt information detailing the project costs and confirmation that funds for this contract have been authorized and are available. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary